

**WARREN PLANNING BOARD
MINUTES OF APRIL 13, 2016**

PRESENT: Mr. William Ramsey; Chairman, Mr. Peter Krawczyk, Mrs. Melissa Sepanek and William Scanlan, Town Planner

ABSENT: Mrs. Susan Libby; Vice-Chairman

ATTENDEES: Mr. Don Nickerson and Mr. Tony Marcotte

The Meeting was called to Order at 6:30PM.

COMMENTS & CONCERNS

Mr. Nickerson expressed his ongoing frustration with Kevin Dorman's property on Old W. Brookfield Road. He is of the opinion that he (Mr. Dorman) is operating an illegal gravel pit. Mr. Dorman contends that he falls under the Chapter Land provision. Mrs. Acerra will confirm with the Board of Assessors' as to the requirements in keeping property in Chapter Land.

Although pulled from the Warrant at the Town Meeting for May, Mr. Krawczyk requested to address the Blight by-law in the future. All were agreeable.

MINUTES

Motion to approve and sign the Minutes of March 21, 2016 as written made by Mr. Krawczyk; second: Mrs. Sepanek - unanimous.

Motion to approve and sign the Minutes of March 28, 2016 as written made by Mrs. Sepanek; second: Mr. Krawczyk - unanimous.

INFORMATIONAL MEETING - PROPOSED ZONING AMENDMENTS

Mr. Scanlan did a Power Point Presentation on the proposed amendments.

MCOD- 70 Pulaski Street

The Board held an informational meeting to review the proposed zoning amendments anticipated to go before the voters in May. The first being the inclusion of 70 Pulaski Street (Map 21, Lot 62) into the MCOD. The parcel is part of the Wright's Mill Facility, however was not included when the MCOD was originally proposed. The parcel is an approximate 10.8 acre parcel and houses the majority of the parking for the remaining portion of the complex.

ZONING MAP

In order to conform to the vote of Article 8 of the Special Town Meeting that was held on November 5, 2015, that eliminated the Overlay District for Wireless Communication Facilities (cell towers); a new zoning map will need to be re-voted. CMRPC has provided a new town wide zoning map.

Signs

Minor changes were made since the last discussion. The biggest issue at this point is to consider adopting as a zoning by-law or general by-law. If it is adopted as a general by-law, enforcement can be imposed on pre-existing signs, which cannot be done if it a zoning by-law. Mrs. Acerra is waiting on comments from Counsel who is on vacation this week. After considerable discussion, the Board decided to pull the proposed sign by-law and perhaps try to amend the Site Plan Review requirements to address signs.

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BILLS/BUDGET/MEMOS

Motion to approve and sign payroll for Rebecca Acerra in the amount of \$225.19 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to approve and sign the invoice for Wm. Scanlan for w/e April 1, 2016 in the amount of \$1,300.00 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to approve and sign the request for postage in the amount of \$77.75 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

The Board reviewed the expenditure report as of 3/30/16.

OTHER BUSINESS

As a reminder, the Public Hearing for Borrego Solar for 334 Coy Hill Road has been scheduled for Monday, April 25, 2016 at 7:30 PM. Submittal packets were provided this evening for the Board to review prior to the Hearing.

MMTC – Mrs. Acerra informed the Board about a conversation that she had regarding Section 15.5.1 of the Zoning by-laws with a potential developer. That section refers to an applicant who is proposing a MMTC and their necessity of having the Certificate of Registration from DPH. Clarification was asked if the Certification needs to be in hand prior to an applicant from filing for a Special Permit. The Board was split with their interpretation. Mrs. Acerra was asked to check with Counsel on the matter.

Next Meeting Date: April 25th at 7:15PM.

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous at 8:50 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved

